City of Princeton

Princeton Municipal Center
2000 East Princeton Drive
Princeton, Texas 75407

Meeting Agenda

City Council Regular Meeting

Monday, September 28, 2026 | **6:00 PM** | **Council Chambers**

PRE-COUNCIL MEETING 6:00 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. WORK SESSION AGENDA

C1. 2026-226 Presentation and discussion regarding the City's Public Information Request (PIR) process.
CC Memo-PIR Process-09.28.2026.pdf
CC Presentation-PIR Process-09.28.2026.pdf

C2. 2026-227 Presentation and discussion regarding the WQA Water Billing Summary update, presented by Utility Billing & Public Works.
CC Memo- WQA Update - 09.28.2026.pdf
CC Presentation-WQA Update-09.28.2026.pdf

C3. 2026-228 Presentation and discussion regarding State's Fiscal Year 2027 Drinking Water State Revolving Fund (DWSRF) Fund through the Texas Water Development Board to support continued service line investigation and eligible activities.
CC Memo-DWSRF LSLR Funding Program-09.28.2026.pdf
CC Presentation-DWSRF LSLR Presentation-09.28.2026.pdf

C4. 2026-229 Presentation and discussion regarding the Citywide Stormwater/Drainage Master Plan and Stormwater Impact Study Program Update, including current program status, findings, proposed scope, anticipated timeline, and next steps.
CC Memo - MDP - 09.28.2026.pdf
CC Presentation-MDP Update-09.28.2026.pdf

D. DISCUSS AND REVIEW AGENDA ITEMS

The City Council may ask questions regarding or discuss any item listed on the main meeting agenda. No formal action will be taken during the pre-meeting, as any formal action shall only occur during the main meeting.

E. EXECUTIVE SESSION

Executive Session: Under terms of Chapter 551 of Texas Government Code the City Council may enter into Closed Session or Executive Session to discuss the following: **Section 551.071** (2) Texas Government Code. Consultation with the City Attorney on pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to

the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter on any agenda item listed elsewhere within this agenda, and/or the subject matter listed below:

- **City Manager recruitment process**

Section 551.074, Texas Government Code (Personnel Matters): Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

- **City Attorney**
- **City Manager**

F. ADJOURNMENT

REGULAR COUNCIL MEETING 6:30 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. INVOCATION-TODD BODDY

D. PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

E. PLEDGE TO THE TEXAS FLAG

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

F. PUBLIC APPEARANCE

This portion of the meeting is set aside for members of the public to address the City Council on any item of business that is not formally scheduled on the agenda as a Public Hearing item. Members of the public should complete a Public Meeting Appearance Card prior to the meeting and present it to the City Secretary. Speakers are allowed up to five (5) minutes to speak. The City Council is unable to respond to or discuss any issues that are brought up during this portion that are not on the agenda, other than to make statements of specific factual information in response to a speaker's inquiry or to recite existing policy in response to the inquiry. Anyone wishing to speak shall (i) address the City Council directly not City staff or otherwise; (ii) be courteous, respectful, and cordial; and (iii) refrain from making personal, demeaning, insulting, threatening, and/or disparaging remarks, as to maintain decorum and support the efficient and orderly flow of the meeting.

G. CONSENT AGENDA

Consent Agenda: All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these

items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

G1. **2026-230** Consider the following City Council meeting minutes, and take appropriate action.
September 8, 2026, City Council Special Meeting

CC WS CC Special Meeting Minutes 09.08.2026.pdf

G2. **2026-220** Consider a request from The Grand Lodge and Princeton Masonic Lodge No. 1436 to install a commemorative plaque on the Parks and Recreation Administration and Maintenance Building; and take appropriate action.
CC Memo - Commemorative Plaque - 09.28.2026.pdf

G3. **ORD-2026-09-28-04** Consider Ordinance No. 2026-09-08-04 the Parks and Trails Master Plan; and take appropriate action.
CC Memo - Parks and Trails Master Plan- 09.28.2026.pdf
Ordinance No. 2026-09-28-04 - Parks and Trails Master Plan.pdf
Exhibit A.pdf

H. EXECUTIVE SESSION

Executive Session: Under terms of Chapter 551 of Texas Government Code the City Council may enter into Closed Session or Executive Session to discuss the following: **Section 551.071** (2) Texas Government Code. Consultation with the City Attorney on pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter on any agenda item listed elsewhere within this agenda, and/or the subject matter listed below:

- **City Manager recruitment process**

Section 551.074, Texas Government Code (Personnel Matters): Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

- **City Attorney**
- **City Manager**

I. ACTION PERTAINING TO EXECUTIVE SESSION

J. PUBLIC HEARINGS

J1. **2026-225** Discussion, Presentation, and Public Hearing to receive testimony in relation to the City of Princeton's Proposed Tax Year 2026 Property Tax Rate.
CC Memo-Public Hearing on Proposed Tax Rate-09.28.2026.pdf
COP 2026 Tax Increase Affidavit.pdf
Public Hearing Notice-Tax Rate.pdf
Taxpayer Impact Statement.pdf
CC Presentation-Public Hearing Proposed Property Tax Rate-09.28.2026

K. REGULAR AGENDA

K1. **ORD-2026-09-28** Consider Ordinance No. 2026-09-28 Adopting a Budget and Appropriating Resources for Fiscal Year (FY) 2026-2027;

Beginning October 1, 2026, and Ending September 30, 2027; In Accordance with Existing Statutory Requirements; Repealing All Conflicting Ordinances; Containing a Severability Clause; and Providing for an Effective Date; and take appropriate action.
CC Memo-Adoption of the FY2026-2027 Annual Budget-09.28.2026.pdf
Ordinance No. 2026-09-28 Adopting FY2026-2027 Annual Budget.pdf
Exhibit A- City of Princeton Combined Budget Summary of Revenue and Expenditures Fiscal Year 2026-2027.pdf
Exhibit B-Summary of Fund Balances Fiscal Year 2026-2027.pdf
Exhibit C-Full-Time Equivalent Budgeted Positions FY2026-2027.pdf
Exhibit D-Taxpayer Impact Statement.pdf
CC Presentation-FY2027 Budget Adoption 09.28.2026.pdf

K2. **ORD-2026-09-28-01** Consider Ordinance No. 2026-09-28-01 ratifying the property tax revenue increase reflected in the annual budget for Fiscal Year 2026-2027, beginning October 1, 2026, and ending September 30, 2027; and providing for related matters; and take appropriate action.
CC Memo-Ratifying 2026 Property Tax Revenue-09.28.2026.pdf
Ordinance No. 2026-09-28-01 Ratifying Property Tax Revenue FY2026-2027.pdf
City of Princeton 0.472959 Notice of Public Hearing.pdf
Taxpayer Impact Statement.pdf
CC Presentation-Ratify FY2026-2027 Property Tax Rate Revenue-09.28.26.pdf

K3. **ORD-2026-09-28-02** Consider Ordinance No. 2026-09-28-02 Approving and Adopting a tax rate for year 2026-2027 (TAX YEAR 2026) of $0.472959 per $100 of assessed valuation and levying taxes to be assessed on all taxable property within the corporate limits of the City of Princeton; providing when taxes shall become due and when the same shall become delinquent if not paid together with penalties and interest thereon; providing for an effective date; and containing other provisions relating to the subject; and take appropriate action.
CC Memo-Adoption of the 2026 Property Tax Rate-09.28.2026.pdf
Ordinance No. 2026-09-28-02 2026 Tax Rate Approval FY2026-2027.pdf
2026 Tax Rate Calculation Worksheet Princeton City.pdf
Taxpayer Impact Statement.pdf
City of Princeton 0.472959 Notice of Public Hearing.pdf
CC Presentation-Adopting Property Tax Rate FY2026-2027-09.28.2026.p

K4. **2026-218** Presentation and update regarding the Steven and Judy Deffibaugh Community Center Forensic Audit close-out.
CC Memo - Forensic Audit Close Out - 09.28.2026
CC Report - Forensic Audit Report - 09.28.2026
CC Presentation - Forensic Audit Close Out - 09.28.2026

K5. **ORD-2026-09-28-08** Consider Ordinance No. 2026-09-28-08 of the City Council of the City of Princeton, Texas, Amending the Princeton Municipal Code, Chapter 46, “Offenses And Miscellaneous Provisions,” Article Vi, “Regulation of Sexual Offenders”; Providing for Severability, Savings, Repealing, and Penalty Clauses; Providing for an Effective Date; and Containing Other Matters Related

Thereto, and take appropriate action.
CC Memo - Ordinance Amendment for Regulation of Sexual Offender - 09.28.2026.pdf
Ordinance No. 2026-09-28-08 Regulation of Sexual Offenders Amendments.pdf
Ordinance No. 2026-09-28-01 Excerpts of Suggested Changes.pdf
CC Presentation - Regulation of Sexual Offenders Amendement - 09.28.2026.pptx

K6. **2026-231** Consider a request from Halle Properties LLC., Trination Global Investments, Vaquero Princeton 380 Partners LP, Beauchamp 380 Retail LP, Home Depot U.S.A. INC., and Kroger Texas LP, to final plat a property being 66.623 acres of land called Princeton Town Center, located north of U.S. Highway 380 and approximately 327 feet east of Princeton Oaks Drive, Princeton, Texas; and take appropriate action.
CC Memo- Princeton Town Center FP - 09.28.2026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B - Approved Preliminary Plat.pdf
Exhibit C - Preliminary to Final Plat Comparison.pdf
Exhibit D - Conveyance Plat.pdf
Exhibit E - Plat Applications.pdf
CC Presentation - PTC FP- 09.28.2026.pptx

K7. **ORD-2026-09-28-05** Consider Ordinance No. 2026-09-28-05 establishing a non-resident library fee for the use of Princeton Public Library services and facilities, establishing eligibility requirements and authorizing the issuance of library cards to persons who reside outside the City limits; and take appropriate action.
CC Memo - Non-Resident Fee Ordinance - 09.28.2026.pdf
Ordinance No. 2026-09-28-05 Non-Resident Library Card.pdf

K8. **ORD-2026-09-28-06** Consider Ordinance No. 2026-09-28-06 establishing the Water and Sewer Fee Schedule for FY 2026-2027; and take appropriate action.
CC Memo-Ord No. 2026-09-28-06-Water and Sewer Rate Schedule.pdf
Ordinance No. 2026-09-28-06 Water and Sewer Rate Schedule FY2026-2027.pdf
Appendix A - Princeton Water & Sewer Rate Tables.pdf

K9. **ORD-2026-09-28-07** Consider Ordinance No. 2026-09-28-07 Solid Waste Fee Schedule for FY 2026-2027; and take appropriate action.
CC Memo-Ord No. 2026-09-28-07-Solid Waste Rate Adjustment-09.28.2026.pdf
Ordinance No. 2026-09-28-07 Solid Waste Fees.pdf
Appendix A-Solid Waste Fees.pdf

K10. **ORD-2026-09-28-03** Consider Ordinance No. 2026-09-28-03 approving Parks and Recreation Amended Fee Schedule for FY 26/27; and take appropriate action.
CC Memo - Fee Schedule - 09.28.2026.pdf
Ordinance No. 2026-09-28-03- Amending Fee Schedule.pdf
Exhibit A.pdf

K11. **2026-222** Consider approving a request for items to be placed on a future agenda and NOT for discussion of these requests.

L. REPORT AGENDA

1. **Next Special P&Z Meeting:** Monday, October 5, 2026 @ 6:30 PM
2. **Next Regular Parks Advisory Board Meeting**: Tuesday, October 6, 2026 @ 6:30 PM
3. **Next Special City Council Meeting:** Tuesday, October 13, 2026 @ 6:30 PM
4. **Next Regular EDC Meeting**: Tuesday, October 20, 2026 @ 6:00 PM
5. **Next Regular CDC Meeting**: Wednesday, October 21, 2026 @ 6:00 PM
6. **Next Special Library Advisory Board Meeting:** Thursday, October 22, 2026 @ 6:30 PM

M. ADJOURNMENT

CERTIFICATION

I certify that the above notice of this meeting was posted at least three business days prior to the scheduled meeting time in accordance with the Open Meetings Act, on the bulletin board at Princeton Municipal Center.

Posted by: Amber Anderson Digitally signed by Amber Anderson Date: 2026.09.22 16:55:12 -05'00'

Amber Anderson, City Secretary

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/ or meetings, the City requests the individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Amber Anderson, City Secretary, or other designated official at 972-734-2416. The City Council reserves the right to consult in executive session with its attorney and to receive legal advice regarding any item listed on this agenda pursuant to Section 551.071(2).